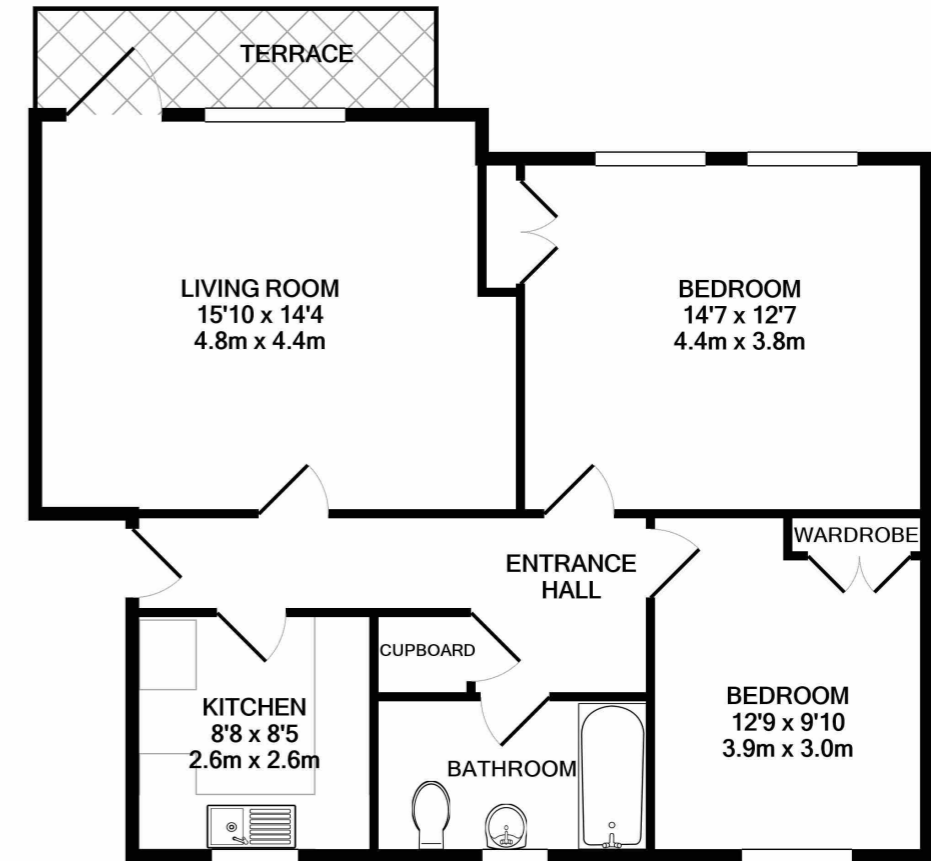


Bath Road, Reading, Berkshire.

£260,000 Leasehold

Arins Tilehurst - Offered to the market with no onward chain complications is this well presented two double bedroom ground floor flat. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as being on the doorstep of Blessed Hugh Faringdon and the Wren school along with Ofsted Outstanding rating All Saints Infants and Junior School. Further accommodation includes a large lounge diner, a refitted kitchen, and a family bathroom. Other features include double glazed windows, lovely communal grounds, a balcony, and a garage located in a nearby block.

- Two Double Bedrooms
- Lounge Diner
- Refitted Kitchen
- Balcony
- Garage in a Block
- Close to Reading Town Centre
- Close to Public Transport
- No Onward Chain



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Hallway

Access into all rooms, electric heater.

Lounge Diner

15' 10" x 14' 4" (4.83m x 4.37m) Electric fireplace, television point, telephone point, electric heater, rear aspect double glazed windows, entrance onto own balcony.

Kitchen

8' 8" x 8' 5" (2.64m x 2.57m) Range of base and eye level units, tiled flooring and walls, front aspect double glazed windows, gas cooker, one and a half sink with drainer, space for white goods.

Bedroom One

14' 7" x 12' 7" (4.45m x 3.84m) Two rear aspect double glazed windows, electric heater, built in storage.

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m) Front aspect double glazed window, electric heater, built in storage.

Bathroom

Front aspect double glazed window, vinyl flooring, heated towel rail, low level wc, pedestal wash basin, enclosed bath with shower, extractor fan.

Outside

Gardens

Well maintained communal ground, predominantly lovely lawn areas.

Garage

Garage located in a nearby block.

Lease Information

Length of Lease - 125 years from 20th March 2006, approx 107 years remaining.

Service Charge & Ground Rent - £1670 per annum.

This information has been provided by the current owner, and will be confirmed through solicitors.

Council Tax Band

B